



# Staff Report PC16-017-DP

## Rainbow Child - Development Plan

**Docket PC16-017-DP Rainbow Child Development-** The petitioner is requesting approval for development plan to be known as Rainbow Child Development. The subject property is currently zoned GB and is approximately 1.17 acres. This property is located in the Maple Grove Commercial Subdivision on Whitestown Parkway and Grove Pass. The petitioner is Rainbow Child and the engineer is Northpointe Engineering.



### History

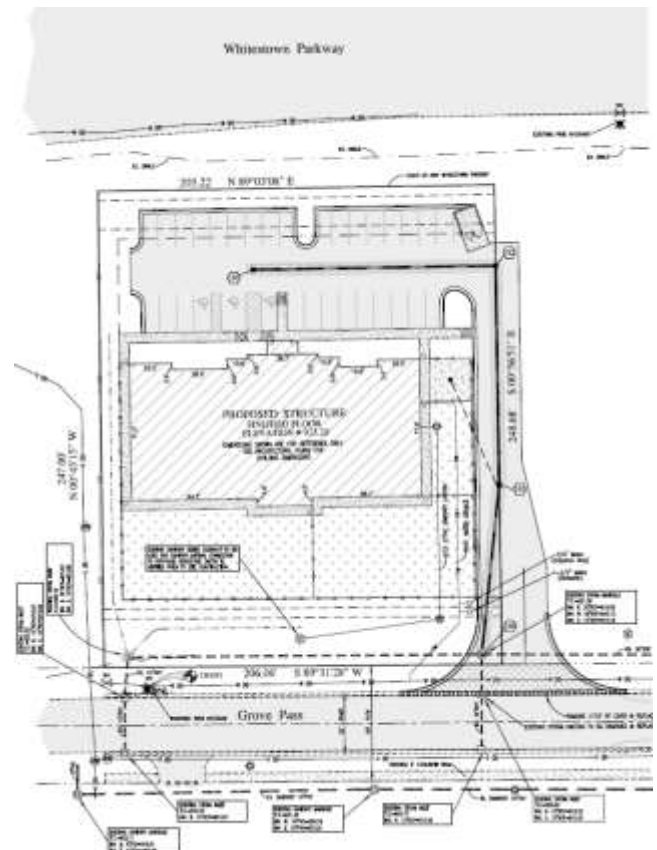
- The property is located on “Block A” within the Maple Grove Commercial Subdivision.
- The Maple Grove Commercial Subdivision was rezoned in 2007 under the Boone County Area Plan Commission (Ord #2007-06). The Area Plan Commission GB description differs from the newly updated Whitestown UDO. An updated rezone from Boone County GB to Whitestown UDO GB was granted by the Whitestown Plan Commission June 13, 2016 with updated land commitments.
- The WBZA approved a special exception for child care use in the GB district on this property June 2, 2016.
- Rainbow Child Development (Docket #PC16-012-CP) received recommendation to move forward to Development Plan approval from the WPC on June 13, 2016.

### Proposed Development

Rainbow Child Development is proposing a commercial development located along Grove Pass, east of the intersection of S 700 E and Whitestown Parkway. The site is approximately 1.17 acres and will be used as a daycare facility. The facility operates 6:30pm Monday through Friday. The daycare facility will accommodate approximately 130 children and 15 employees and may generate up to 90 trips per day.

Access to the property will be from Grove Pass which has been built to accommodate the commercial subdivision to limit curb cuts off Whitestown Parkway. Rainbow Child will be one of three buildings platted within the subdivision.

Adequate screening, fencing, and landscaping have been provided from adjacent properties. The proposed development plan for this site is to the right:



Below is the proposed architecture and elevations for the 10,789 square foot building:



## **Compliance**

The proposed project is designated and zoned to be GB General Business. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval.

The WBZA approved a special exception for child care use in the GB district on this property June 2, 2016.

The proposed development plan is in compliance with the standards of the Whitestown UDO and Comprehensive Plan.

## **Technical Advisory Committee Comments**

Only a few comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Final approval from Boone County Surveyor's Office
- Final comments from TAC to be addressed.

## **Staff Comments**

Additional screening on the west side of the building has been provided by installation of a 6' privacy fence, as well as landscaping screening from Grove Pass.

## **Staff Recommendation**

Staff recommends that the WPC approve the development plan known as Docket PC16-017-DP.